

IN RE: PETITION FOR ADMIN. VARIANCE
S/S of Bay Front Road, 159' W
of Iroquois Avenue
15th Election District
7th Councilmanic District
(7717 Bay Front Road)

Rosalie J. & Michael W. McCluskey
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-256-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Rosalie J. & Michael W. McCluskey. The variance request is for property located at 7717 Bay Front Road, in the eastern area of Baltimore County. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing single-family dwelling with a side yard setback of 3 ft. in lieu of the required 10 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

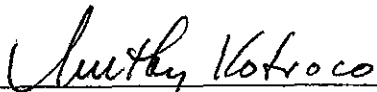
The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

1/30/02
R. J. Gannon

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 30th day of January, 2002, that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing single-family dwelling with a side yard setback of 3 ft. in lieu of the required 10 ft., be and is hereby GRANTED.

IT IS FURTHER ORDERED, that any appeal of this decision must be made within thirty (30) days of the date of this Order.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

RECEIVED FOR FILING
JAN 30 2002
By: R. Jensen



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

January 30, 2002

Mr. & Mrs. Michael W. McCluskey
7717 Bay Front Road
Baltimore, Maryland 21219

Re: Petition for Administrative Variance
Case No. 02-256-A
Property: 7717 Bay Front Road

Dear Mr. & Mrs. McCluskey:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Bernadette Moskunas
Site Rite Surveying
200 E. Joppa Road, Room 101
Towson, MD 21286

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7717 Bay Front Road
which is presently zoned R.R.S.S

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C.1. (BC2R) to permit an existing single family dwelling with a side yard setback of 3 feet in lieu of the required 10 feet

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Legal Owner(s):

Name - Type or Print _____

Signature _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____

Signature _____

Company _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Name - Type or Print Michael William McCuskey

Signature Michael William McCuskey

Name - Type or Print Rosalie Joyce McCuskey

Signature Rosalie Joyce McCuskey

Address 7717 Bay Front Road Telephone No. 410 477 2993

City Baltimore, MD State _____ Zip Code _____

Representative to be Contacted:

Name Safe Rite Surveying

Name Bernadette Moskanas

Address 200 E. Joppa Road Room 101 Telephone No. 410 828-9060

Address _____ Telephone No. _____

City Towson, MD State _____ Zip Code 21286

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 02-256A

Reviewed By JNP Date 12/14/01

Estimated Posting Date 12/23/01

REV 10/25/01

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

7717 Bay Front Road
Address
Baltimore MD. 21219
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (Indicate hardship or practical difficulty):

There are lots of record on a plat dated April 1924 of "Lodge Forest". Seeking a variance on two of the lots in order to build an in-law quarters (single family dwelling) on the remaining two lots. This is so special attention can be paid to meet the needs of an elderly parent. It will be less of a financial strain to build a dwelling rather than pay for nursing care facility.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Michael William McCluskey
Signature
MICHAEL WILLIAM MCCLUSKEY
Name - Type or Print

Rosalie Joyce McCluskey
Signature
ROSALIE JOYCE MCCLUSKEY
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10 day of December, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Maryland

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Gail F. Ciappella
Notary Public
Notary Public, Baltimore County, Md.
My Commission Expires June 14, 2004
My Commission Expires _____

Affidavit in Support of Administrative Variance

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That the Affiant(s) does/do presently reside at

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Address
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City State Zip Code

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That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Michael William McCluskey
Signature
Michael William McCluskey
Name - Type or Print

Rosalie Joyce McCluskey
Signature
ROSALIE JOYCE MCCLUSKEY
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10 day of December, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Maryland
the Affiant(s) herein personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Gail F. Ciarpella
Notary Public
My Commission Expires 12/31/2004



Critical

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7717 Bayfront Road
which is presently zoned D.P. 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C.1 (BCZR) to permit an existing single family dwelling with a side yard setback of 3 feet in lieu of the required 10 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Legal Owner(s):

Name - Type or Print _____

Name - Type or Print _____

Signature _____

Signature _____

Address _____ Telephone No. _____

Name - Type or Print _____

City _____ State _____ Zip Code _____

Signature _____

Attorney For Petitioner:

7717 Bayfront Road 410 477 2993

Address _____

Telephone No. _____

Name - Type or Print _____

City _____

State _____

Zip Code _____

Signature _____

Representative to be Contacted:

Company _____

Name _____

Address _____ Telephone No. _____

Address _____

Telephone No. _____

City _____ State _____ Zip Code _____

City _____

State _____

Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, It is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 02-256-A

Reviewed By JNP Date 12/14/01

REV 10/25/01

Estimated Posting Date 12/23/01

ZONING DESCRIPTION FOR #7717 BAY FRONT ROAD

BEGINNING at a point on the south side of Bay Front Road which is 80 feet wide at the distance of 159 feet west of the centerline of Iroquois Avenue which is 20 feet wide. Being Lot Nos. 1110 and 1111 in the subdivision of "Lodge Forest" as recorded in Baltimore County Plat Book No. 10, folio No. 76, containing 0.373 Ac.+/- Also known as #7717 Bay Front Road and located in the 15th. Election District, 7th. Councilmanic District.



*J. Tilghman Downey, Jr.
Reg. No. 114*

*Site Rite Surveying, Inc.
200 E. Joppa Road
Suite 101
Towson, MD 21286*

02-256-A

BALTIMORE COUNTY, MARYLAND
BUDGET & FINANCE
CONTINUOUS RECEIPT

No.

08198

12/14/01 ACCOUNT R-001-006-6150

AMOUNT \$ 50.00

Mr. Clusky (02-256-A)

Union Var.

7717 Bay Front Drive.

PAID RECEIPT

PAYMENT	ACTUAL	TIME
12/14/2001	12/14/2001	10:22:36
REG 0004	CASHIER DOOL DND DRAWER	2
> RECEIPT # 168468		OFLN
Dept	5	520 ZONING VERIFICATION
CH NO.	008198	

Recpt Tot 50.00
.00 CK 50.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

PINK - AGENCY

YELLOW - CUSTOMER

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 02-256-A

TO PERMIT AN EXISTING SINGLE
FAMILY DWELLING WITH A SIDE
YARD SETBACK OF 3 FEET IN LIEU
OF THE REQUIRED 10 FEET.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON JAN. 7, 2002

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 887-3391

NO FEE REQUIRED FOR THIS NOTICE. AFTER 48 HOURS, NOTICE MUST BE LIFTED. RETURN BOTH TO ZADM, RM. 100
MEETING IS HANDICAP ACCESSIBLE

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 02-256-A

TO PERMIT AN EXISTING SINGLE
FAMILY DWELLING WITH A SIDE
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THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON JAN. 7, 2002

CERTIFICATE OF POSTING

RE: Case No.: 02-256-A

Petitioner/Developer: _____

MICHAEL MCCLUSKEY

Date of Hearing/Closing: JAN. 7, 2002

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____

7717 BAY FRONT ROAD

The sign(s) were posted on DEC. 21, 2001
(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 02- 256 -A Address 7717 Bay Front Drive
Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 12/14/01 Posting Date: 12/23/01 Closing Date: 1/7/02

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 02- 256 -A Address 7717 Bay Front Drive
Petitioner's Name McClusky Telephone 410-477-2993
Posting Date: 12/23/01 Closing Date: 1/7/02
Wording for Sign: To Permit an existing single family dwelling with a side yard setback of 3 feet in lieu of the required 10 feet



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

January 24, 2002

Rosalie & Michael McCluskey
7717 Bay Front Road
Baltimore MD 21219

Dear Mr. & Mrs. McCluskey:

RE: Case Number: 02-256-A, 7717 Bay Front Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 14, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GDD
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Bernadette Moskunas, Site Rite Surveying, 200 E Joppa Road, Room 101,
Towson 21286
People's Counsel


Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt. **DATE:** February 7, 2002

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For January 22, 2002
Item Nos. 241, 242, 243, 244, 245,
247, 248, 249, 250, 253, 254, 255,
256, 257, 258, 259, and 260

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

January 23, 2002

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF January 14 2002

Item No.: See Below

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

078, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 252,
253, 254, 256, 257, 258, 259, 260, and 262

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: Todd G. Taylor *TGT*
DATE: February 12, 2002

SUBJECT: Zoning Item 256
Address 7717 Bay Front Road

Zoning Advisory Committee Meeting of January 14, 2002

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

_____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

_____ Additional Comments:

Reviewer: Keith Kelley

Date: February 12, 2002

AV
1/7

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: January 25, 2002

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

JAN 28

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-243 & 02-256

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Mark A. Cunningham

Section Chief:

Jeffrey W. Lutz

AFK/JL:MAC



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 1.18.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 256 JNP

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

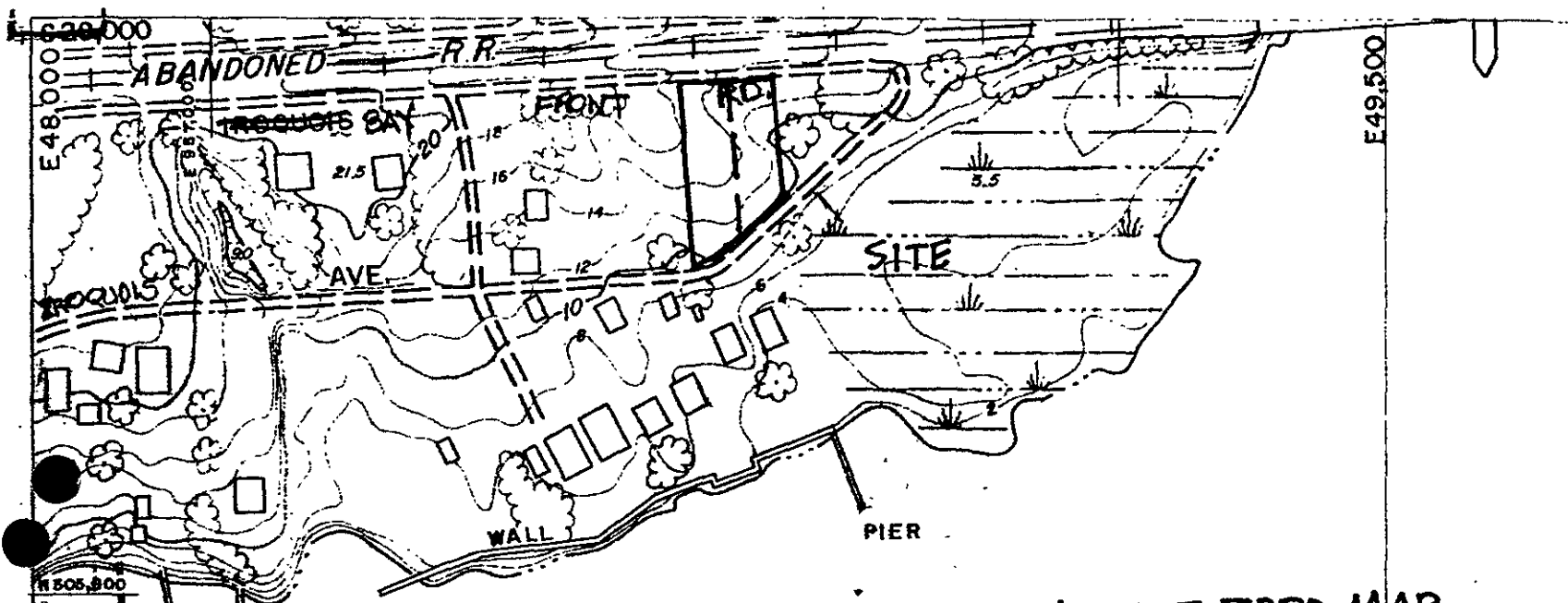
Very truly yours,

Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

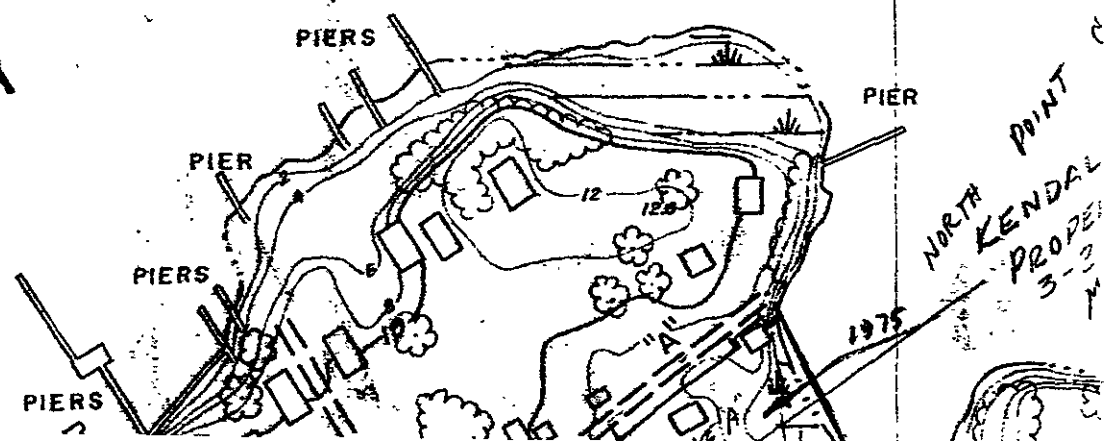
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



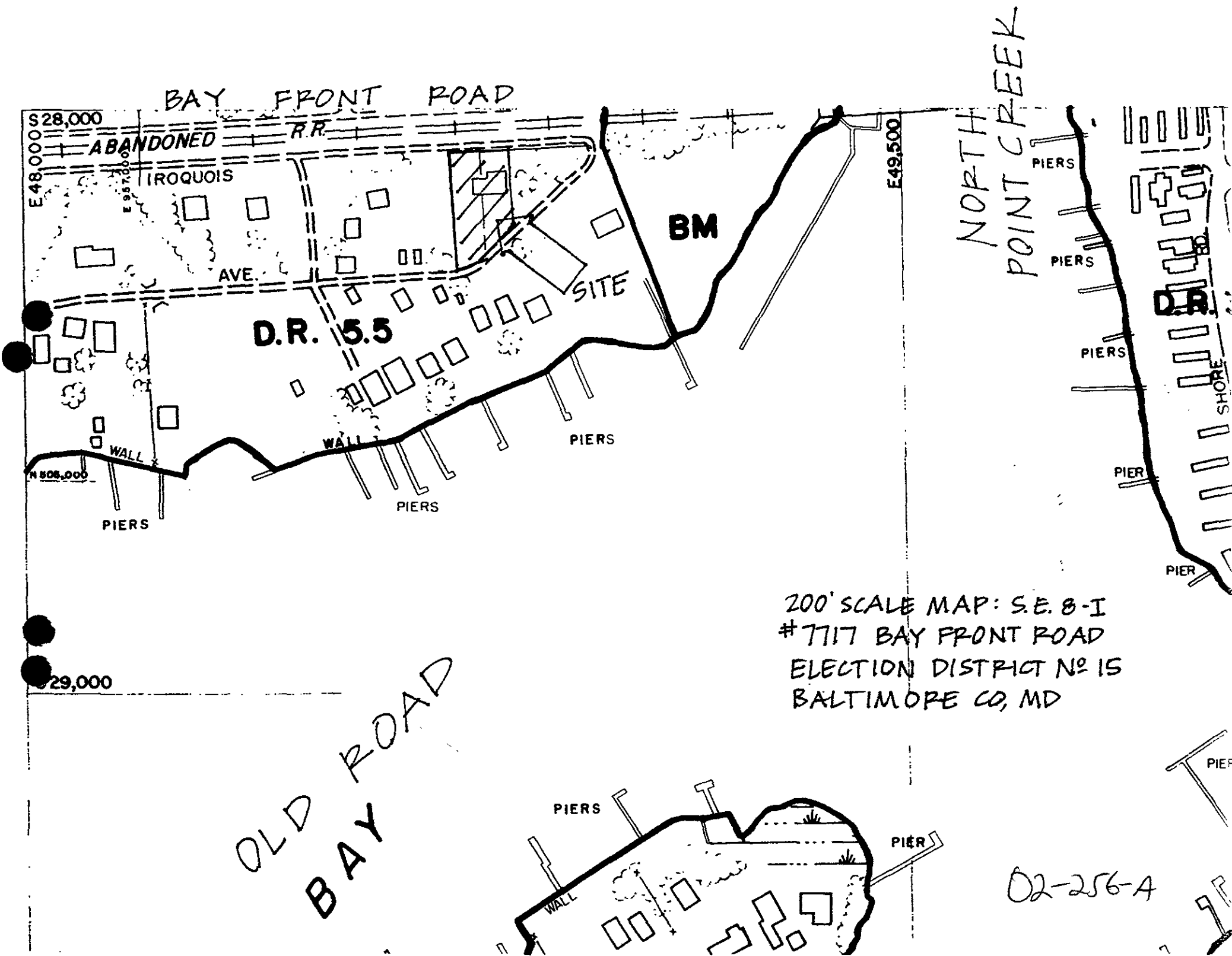
200' SCALE TOPO. MAP
 SE. 8 I
 ELECTION DISTRICT N^o 15
 BALTIMORE CO, MD
 #7717 BAYFRONT RD

S 29,000

OLD ROAD
 BAY



02-256-A



BAY FRONT ROAD

S 28,000
E 48,000
E 49,500

ABANDONED R.R.

IROQUOIS

AVE.

D.R. 5.5

SITE

BM

NORTH CREEK
POINT CREEK

PIERS

PIERS

PIERS

PIER

PIER

SHORE

N 505,000

PIERS

WALL

PIERS

PIERS

29,000

OLD BAY ROAD

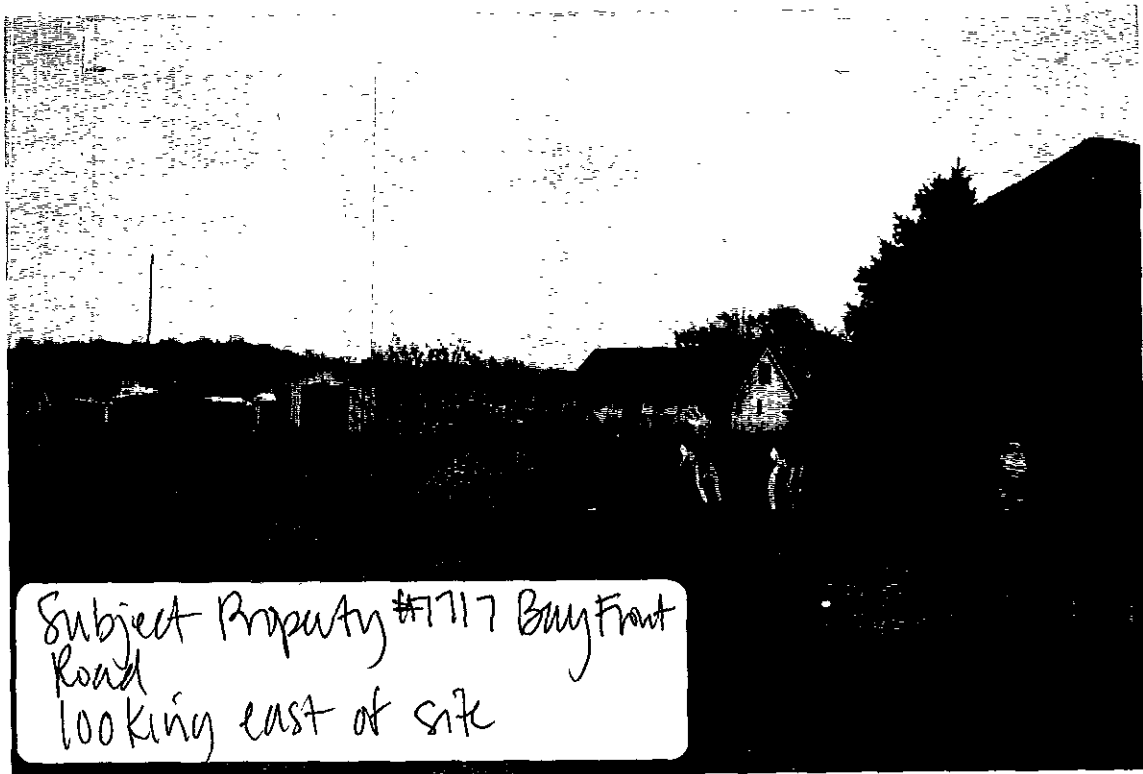
PIERS

WALL

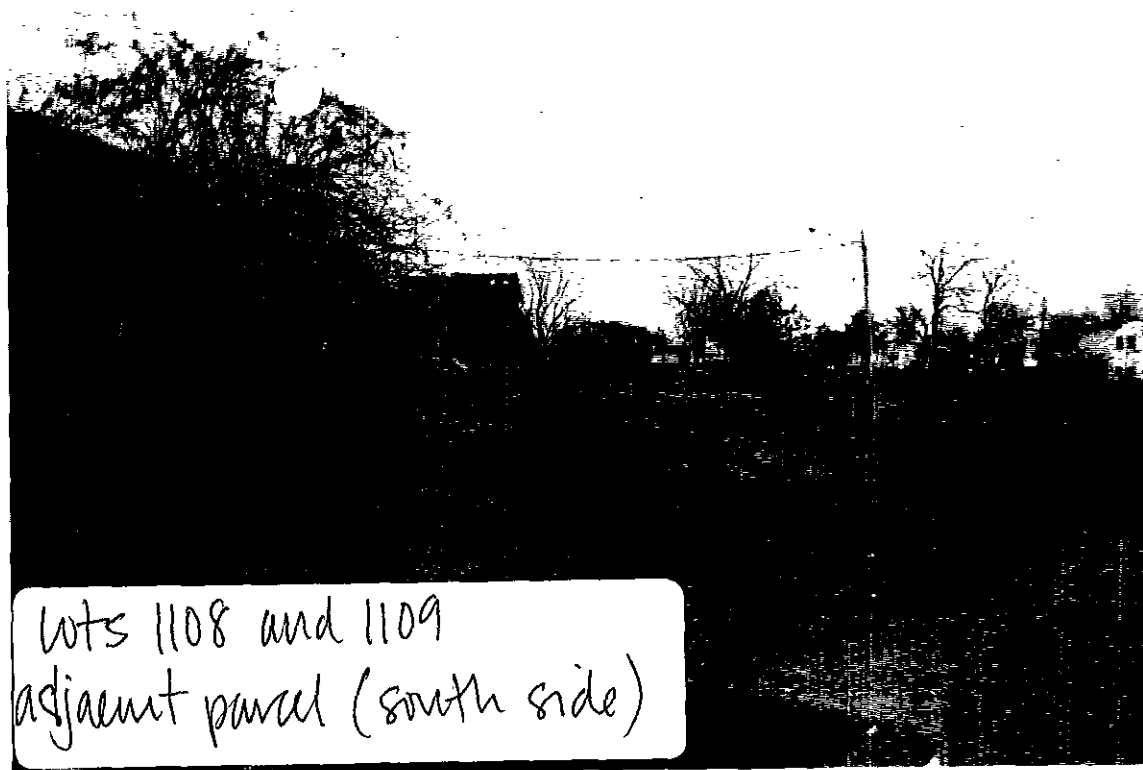
PIER

200' SCALE MAP: S.E. 8-I
#7717 BAY FRONT ROAD
ELECTION DISTRICT NO 15
BALTIMORE CO, MD

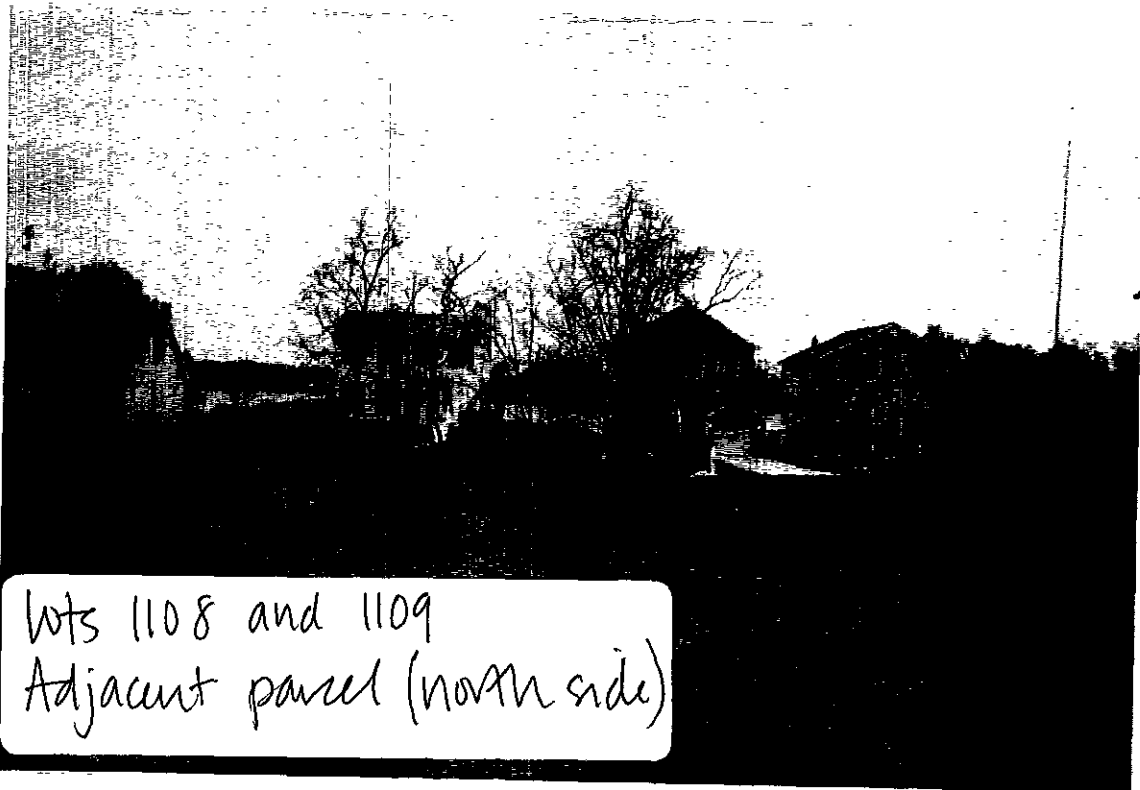
02-256-A



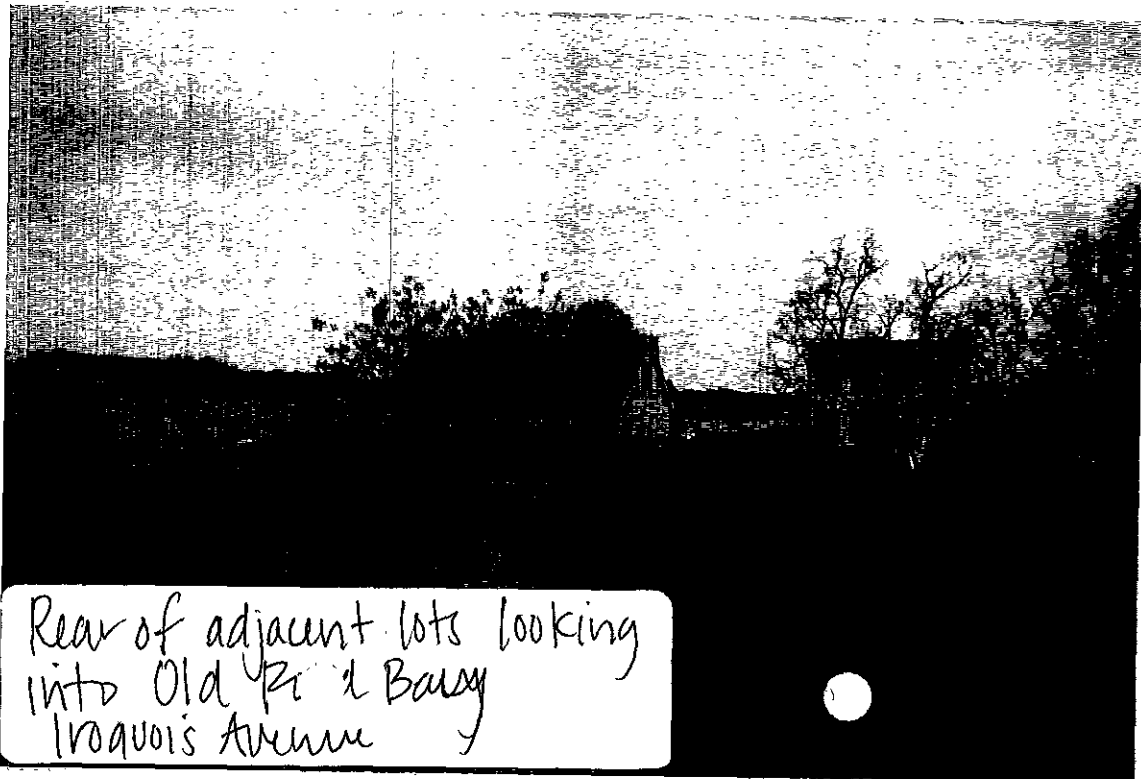
Subject Property #1717 Bay Front
Road
looking east of site



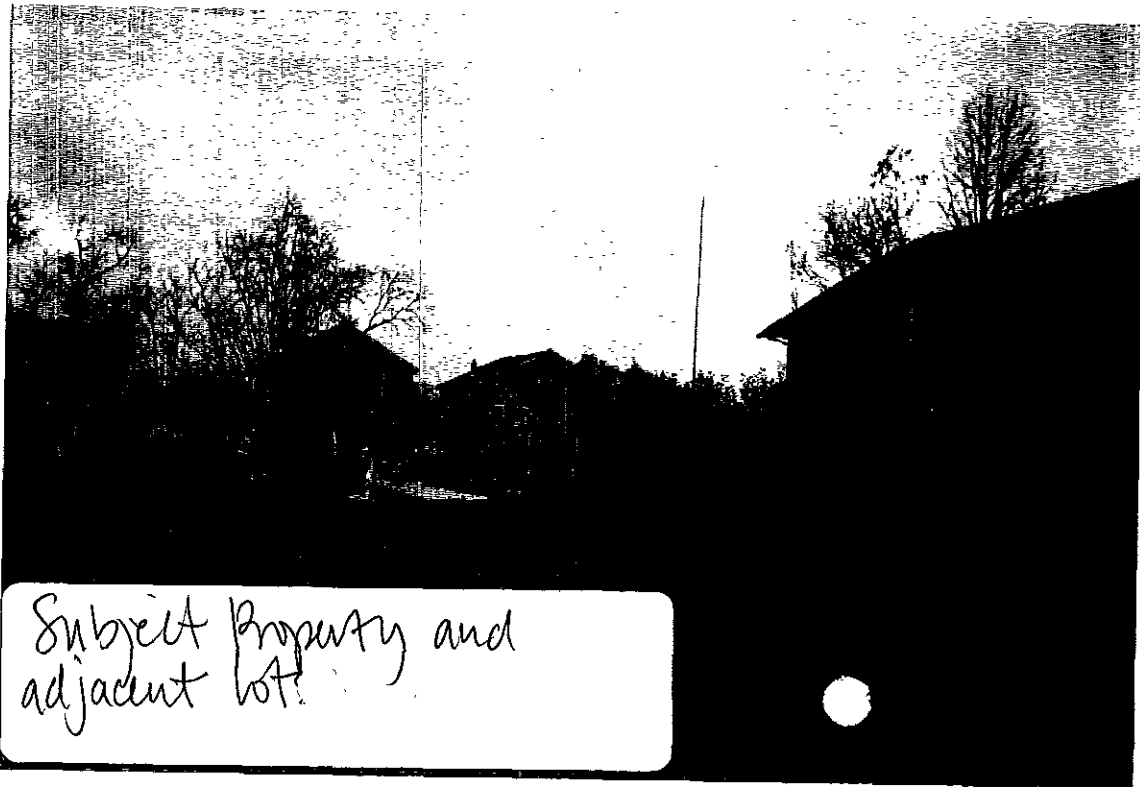
lots 1108 and 1109
adjacent parcel (south side)



lots 1108 and 1109
Adjacent parcel (north side)



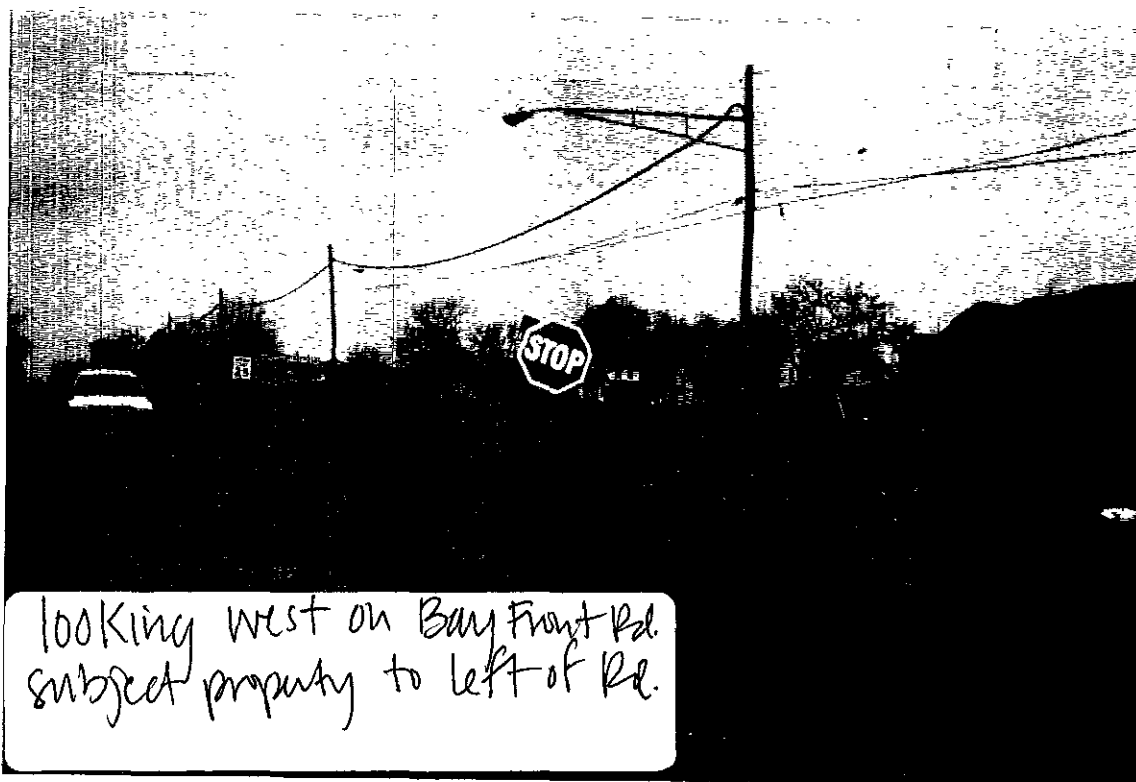
Rear of adjacent lots looking
into Old York & Bury
Iroquois Avenue



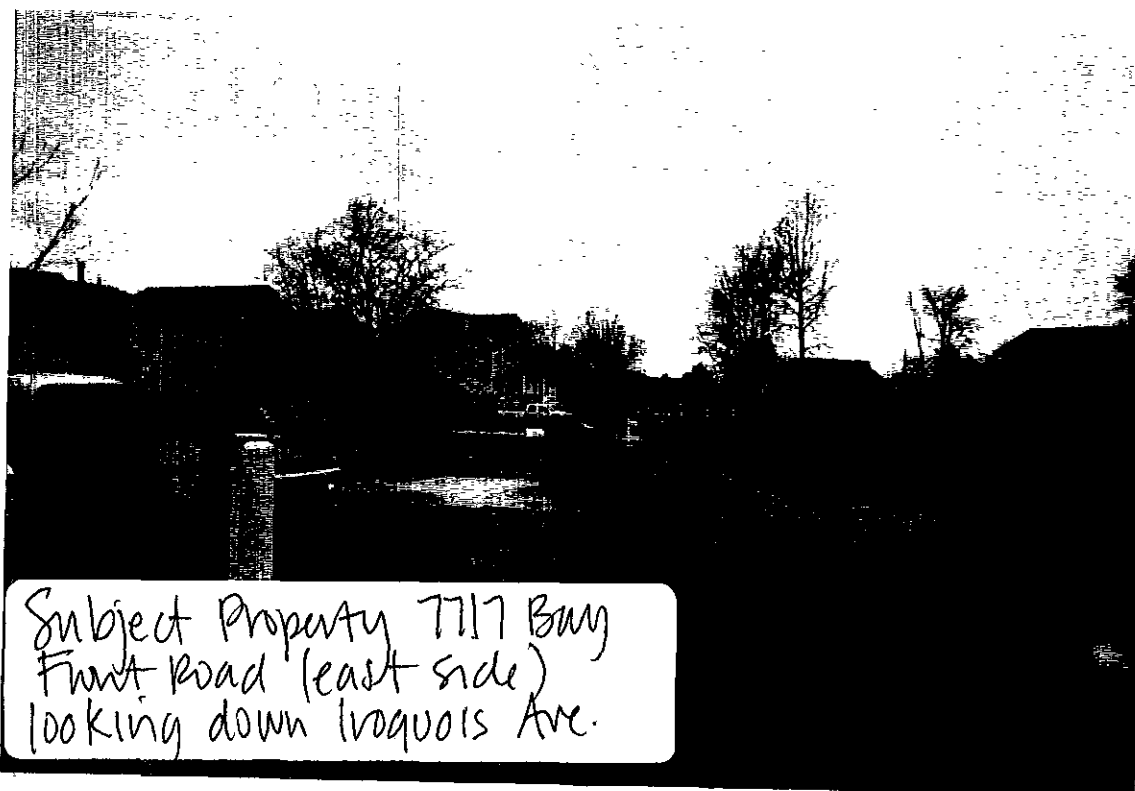
Subject Property and
adjacent lot



looking east on Bay Front Road
subj. prop. to the right of Road
looking @ Marina



looking west on Bay Front Rd.
subject property to left of Rd.



Subject Property 7117 Bay
Front Road (east side)
looking down Inquois Ave.



